

SHAKTOOLIK COMMUNITY HEALTH CLINIC



2003 CODE AND CONDITION SURVEY

March 1, 2004

Architects Alaska®
A Professional Corporation

*Architecture
Facility Planning
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*900 West Fifth Avenue, Suite 403
Anchorage, AK 99501
(907) 272-3567*



**Norton Sound
Health
Corporation**
*PO Box 966
Nome, AK
(907) 443-3311*

**SHAKTOOLIK
COMMUNITY HEALTH CLINIC
2003 CODE AND CONDITION SURVEY REPORT**

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Part I

Code and Condition Survey: General Information

The Assessment Process

The Shaktoolik Health Clinic was investigated as part of a three-clinic Code and Condition Survey conducted by the Norton Sound Health Corporation's Capital Projects Office. The purpose of the surveys is to determine how well the current facilities meet the healthcare delivery needs of the villages, to review the condition of the facilities, and to make evaluations to determine the relative cost of repair or replacement of the existing facilities required to bring them into compliance with the guidelines for rural facilities compiled by the Denali Commission. It is NSHC's intention to use these facility evaluations to seek funding for expansion, renewal or complete replacement of the clinics. Funding for the improvements may come from federal, state, or local sources, depending on the need and the priorities assigned to each clinic by NSHC, following the evaluation.

The Assessment Team

The team was organized by Stephen Christopher, PE, Director of Capital Projects, NSHC and managed by John Crittenden, AIA, Architects Alaska. Mechanical and Electrical assessments were conducted by Bob Jernstrom, PE, of Jernstrom Engineering. The team was assisted by Kevin Zweifel, Director of Office of Environmental Health, NSHC and Matt Carey, Project Engineer, NSHC.

Site Investigation

During the month of July the clinics in Shaktoolik, Teller and Brevig Mission were visited to conduct these facility evaluations and to follow up on similar reports done in 2000. Approximately 3 hours were spent in each village, sufficient time to investigate foundations, building structure, general condition, mechanical systems, electrical systems and to interview the Health Aids in order to determine how well the facilities serve the current and projected health care needs of the village.

Part II

Deficiency Evaluation and Cost Assessment Forms

Deficiency Report Forms

The attached deficiency reporting forms are based on Public Health Service form AK H SA-430 and has been used on previous reports for NSHC including Deep Look surveys done in 2000 and 1995. The forms are numbered sequentially for each discipline starting with A01 for Architectural and structural deficiencies, M01 for Mechanical deficiencies and E01 for Electrical deficiencies.

Deficiency Codes

Deficiencies are further categorized according to the following deficiency codes to allow the work to be prioritized for federal funding, should that apply. Deficiency codes used in this survey include:

- | | | |
|----|-----------------------|---|
| 01 | Patient Care | These are program deficiencies based on an assessment of the facility's ability to support the stated services provided at the site. Through the course of the village visits a number of program needs evolved which seemed fairly consistent from village to village. |
| 02 | Fire and Life Safety | These deficiencies identify areas where the facility is not constructed or maintained in compliance with the provision of the state mandated building codes including the 2000 International Building Code (IBC) the 2000 International Fire Code (IFC), NFPA 101 and 2000 International Mechanical Code (IMC) and 2000 International Plumbing Code (IPC) and National Electric Code (NEC). |
| 03 | General Safety | These deficiencies identify miscellaneous safety issues. These are items that are not necessarily code items, but are conditions that are considered un-safe by common design and building practices. |
| 04 | Environmental Quality | This addresses Alaska Department of Environmental Conservation (ADEC) regulations, hazardous materials and general sanitation. |
| 05 | Program Deficiencies | These are deficiencies that show up as variations from space guidelines evaluated through industry practices and observation at the facility site. These are items that are required for the delivery of the medical services model currently accepted for rural Alaska. This item may include space modifications requirements, workflow pattern improvements, functional needs, modification of existing spaces or other items to improve overall patient care. |
| 06 | Not Used | |
| 07 | Disability Access | The items with this category listing are not in compliance with the 1991 Americans with Disabilities Act. (ADA) |

08	Energy Management	These deficiencies are addressed in Category 13 below.
09	Plant Management	Issues related to ongoing maintenance and operations were not specifically addressed in this survey.
10	Not Used	
11	Structural	Structural items are deficiencies with the fabric of the building. It may include the foundations, the roof or wall structure. The materials used, the insulation and vapor retarders, the attic or crawlspace ventilation and the general condition of interior finishes.
12	Mechanical	These are deficiencies in the plumbing, heating, ventilating, air conditioning, or medical air system.
13	Electrical	These are deficiencies with electrical generating and distribution systems, fire alarm systems and communications systems.

Deficiency Photographs

Each sheet has space for a photograph. Some deficiencies do not have photos. Photographs do not cover all areas where the deficiencies occur, but are intended to provide a visual reference to persons viewing the report who are not familiar with the facility.

Base Cost

The Base Cost provided in the Cost Summary form is the direct cost of construction, exclusive of overhead and profit, mark-ups, area cost factors and contingencies. Material costs for the project are all calculate FOB Anchorage and labor rates are based on Davis Bacon Wages regionally adjusted to Anchorage. Most of the deficiency items do not constitute projects of sufficient size to obtain efficiency of scale. The estimate assumes that the projects are completed either individually, or combined with other similar projects of like scope. The numbers include moderate allowances for difficulties encountered in working in occupied spaces and are based on remodeling rather than on new construction costs. Transportation costs, freight, per Diem and similar costs are included in the base costs. The General Requirements, Design Contingency and Escalation Factors are multipliers of the base costs. An explanation of those factors follows;

General Requirements Factor

General Requirements Factor is based on Anchorage costs without area adjustment. The factor is 1.20. It is multiplied by the Base Cost to get the project cost, exclusive of planning, architecture, engineering and administrative costs. This factor assumes projects include multiple deficiencies, which are consolidated into single projects for economies of scale. The general requirements factor has not been adjusted for Indian Preference.

Area Cost Factor

The Area Cost Factor used in the cost estimates for Shaktoolik is 1.704. The area cost factors are taken from a recent study completed for the Denali Commission for statewide healthcare facilities. The numbers are the result of a matrix of cost variables including such items as air, travel, local hire costs, room and board, freight, fire protection equipment, foundation

requirements, and heating equipment and contractor costs like mobilization, demobilization, overhead, profit, bonds and insurance.

Contingency for Design Unknowns

The Design Unknowns Contingency is an estimator's contingency base don the schematic nature of the information provided, the lack of any real design, and the assumption that any project will encompass related work not specifically mentioned. The factor used in the cost estimates is 1.15.

Estimated Total Cost

This the total estimated bid cost for the work completed under Davis Bacon wage contracts, assuming construction before the end year 2003. This is the number that is entered din the front of the deficiency form. No inflation factor has been applied to this data.

Part III

Inspection Summary; Shaktoolik

General Clinic Information

The Shaktoolik clinic serves a population of 200 persons. The existing clinic building was constructed in the early 1990's. The building has a gross floor area of 1792sf.

Program

The Shaktoolik clinic is rectangular in plan with a small vestibule/office addition to one side. The main entry is served by a ramp and stair. The trauma and exam rooms are located at the back of the main corridor. The sleep rooms, kitchen and the office areas are located near the main entry.

This clinic has five small office areas, one exam room and one trauma room. The trauma room is inadequate for any major trauma and lacks adequate clearances for stretcher access. No space has been provided for specialty clinics. During previous visits, the optician has used the central corridor area for equipment eye charts and exam space. The facility was built without a shower so one was added into the janitors closet.

It is not so much the lack of program functions that limits the usefulness of this clinic, but the poor layout and placement of spaces, the actual size and configuration of rooms, and the lack of consideration given to trauma access.

Architectural/Structural Condition

The Shaktoolik clinic is a wood frame building constructed on a pad and pony wall foundation. The building has T-111 siding, a moderately sloped metal roof with a ventilated truss space. The building is similar in construction to the clinic in Shishmaref, however the foundation space has been insulated at the perimeter with 2" rigid insulation secured to the perimeter skirting.

Foundation movement is evidenced in this clinic with separation occurring at the tops of walls and out of plumb door frames. In 2000, the clinic was still very new and this kind of movement in the first year was disturbing to the owner/tenants and to the review team. Over the last two years, the tenants have observed that the movement increases during the winter and is less prominent in the warmer months. It is important that this movement be monitored and procedures set up to level the building in response to ground movements to prevent structural damage.

Since the 2000 visit much of the debris in the crawl space was cleaned up and underfloor piping had been enclosed in small heated utility boxes.

Mechanical Condition

1. Heating System

a. Fuel Storage and Distribution

The clinic's heating fuel oil storage tank is located adjacent to the building within a diked enclosure. The 550-gallon storage tank does not have the proper venting, piping, or valving as required by code.

b. Boiler

A new, single residential grade, oil-fired boiler provides heating for the entire clinic. The boiler is in good condition. There is no combustion air openings for

the boiler which is against code. There are no additional heaters in the clinic to assist with heating.

A large number of boxes, parts, equipment, etc. are stored in the boiler room making access for inspections, maintenance, and repair difficult.

c. Heat Distribution System

The heating piping has been routed in the clinic to avoid freezing. Pipe insulation has been added which does not meet flame spread and smoke-developed ratings. The baseboard elements and enclosures are installed in all perimeter rooms and are fair condition.

2. Ventilation System

a. System

There is no mechanical ventilation system. Ventilation is by operable windows. All the operable windows have hand operators so the windows can be opened.

b. Exhaust Air

Ceiling mounted exhaust fans service the toilet room and shower room. These fans are not ducted outside, but are ducted into the attic space.

3. Plumbing System

a. Water System

The water system plumbing is typical ½" and ¾" copper distribution piping to the clinic exam sinks and toilet fixtures. This piping has been relocated inside the clinic to prevent freezing in the winter. The city provides the water needs of the clinic.

b. Sewer System

City sanitary sewer provides the needs of the clinic.

c. Fixtures

The toilet room plumbing fixtures are ADA approved or UPC code compliant for barrier free access. The lavatory does not have insulation on the exposed waste, hot and cold water connections.

d. Water Heater

The water heater is installed in the mechanical room. The "Amtrol" water heater uses boiler heating water to heat the domestic water. The equipment is in good condition.

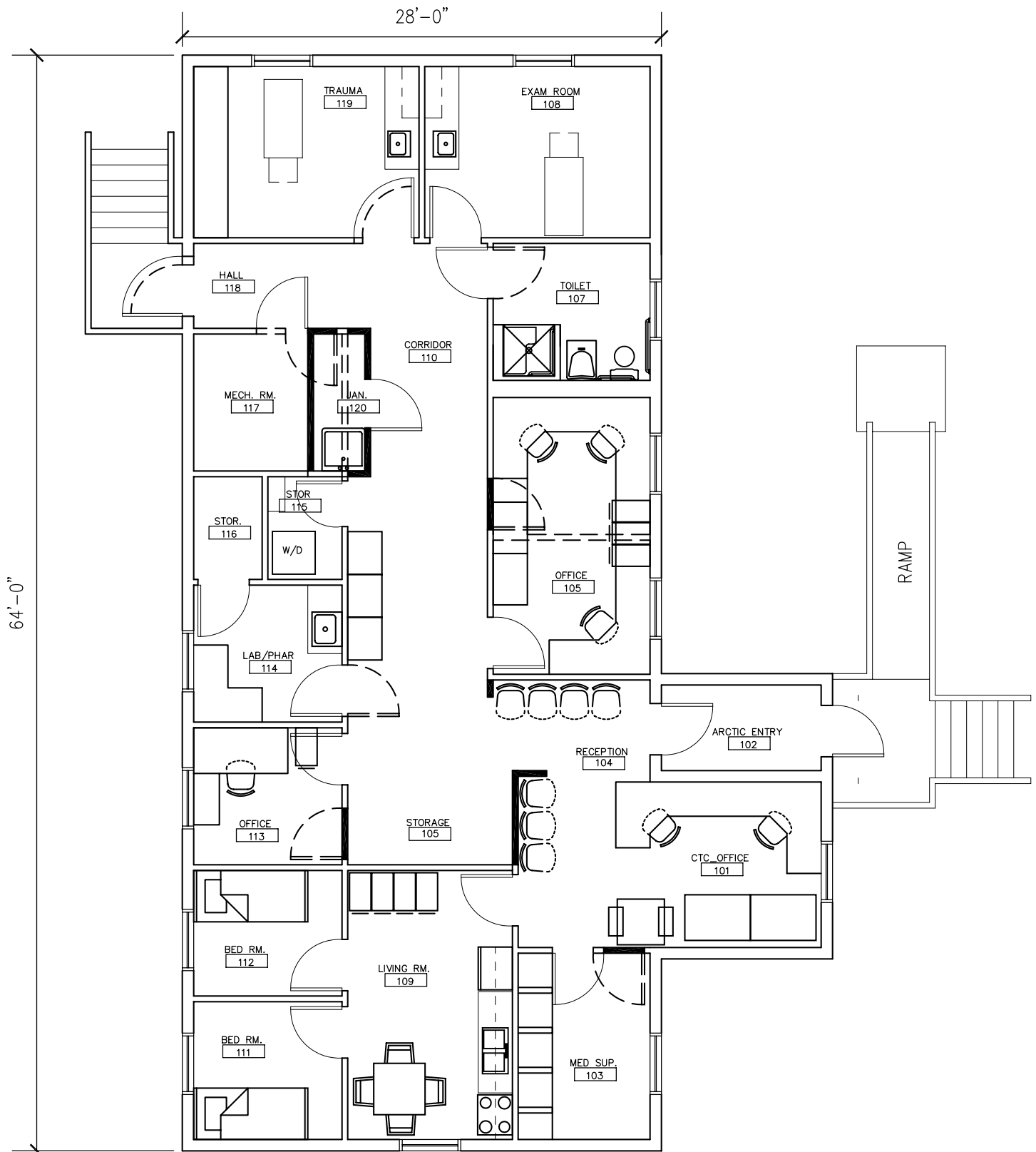
Electrical Condition: (No changes from 2000 Survey)

This facility is supplied by a 200 ampere 120/240 volt single phase electrical service with main disconnect on the exterior of the facility. The facility has one 42 space panel board. The electrical distribution system at this facility was recently installed, but has a few minor deficiencies, which need to be addressed. This facility has a new automatic fire alarm system,

however it was not operational. The deficiencies noted are typically maintenance issues that will require minor wiring or equipment replacement for a suitable repair.

Existing Facility Floor Plan

(See the following pages for A1 Existing Building Plan, A2 Existing Building Section and A3 Existing Wall Section.)



FLOOR PLAN

AREA = 1,792 S.F.

1/8" = 1'-0"

NSHC CLINIC - SHAKTOOLIK CLINIC

2003 Code and Condition Survey - Architects Alaska

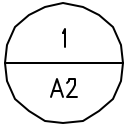
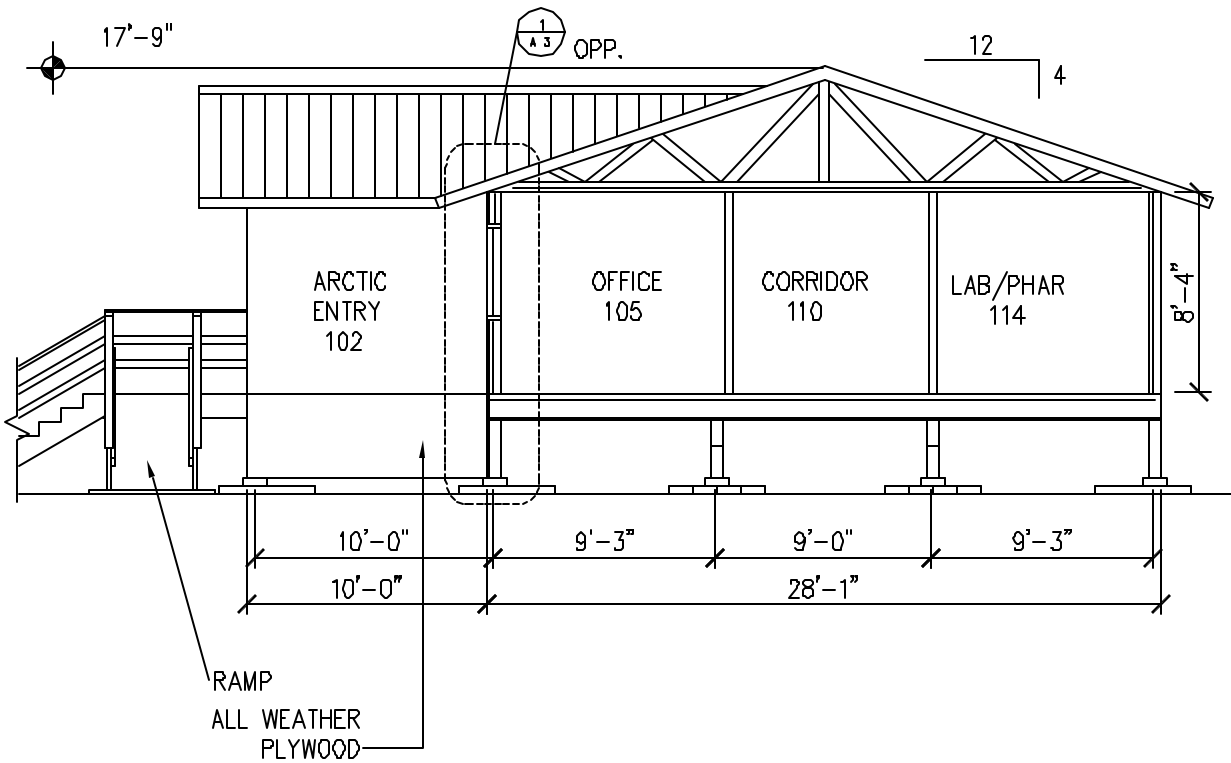
Architects
Alaska

An Alaska Corporation
Architecture
Landscape Architecture
Interior Architecture

900 West Fifth Avenue
Anchorage, Alaska 99501
(907) 272-3567

191 E. Swanson Avenue
Ketchikan, Alaska 99901
(907) 373-7503

SHAKTOOLIK HEALTH CLINIC
SHAKTOOLIK
ALASKA



BUILDING SECTION

SCALE: 1/8" = 1'-0"

Revisions

No.	Description	Date

Drawn by	Date
LBT	08/04/03
Checked	Job No.
XXX	03032.01

Sheet Contents
SHAKTOOLIK HEALTH CLINIC

Discipline	Sheet No.
A	2

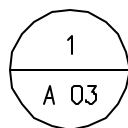
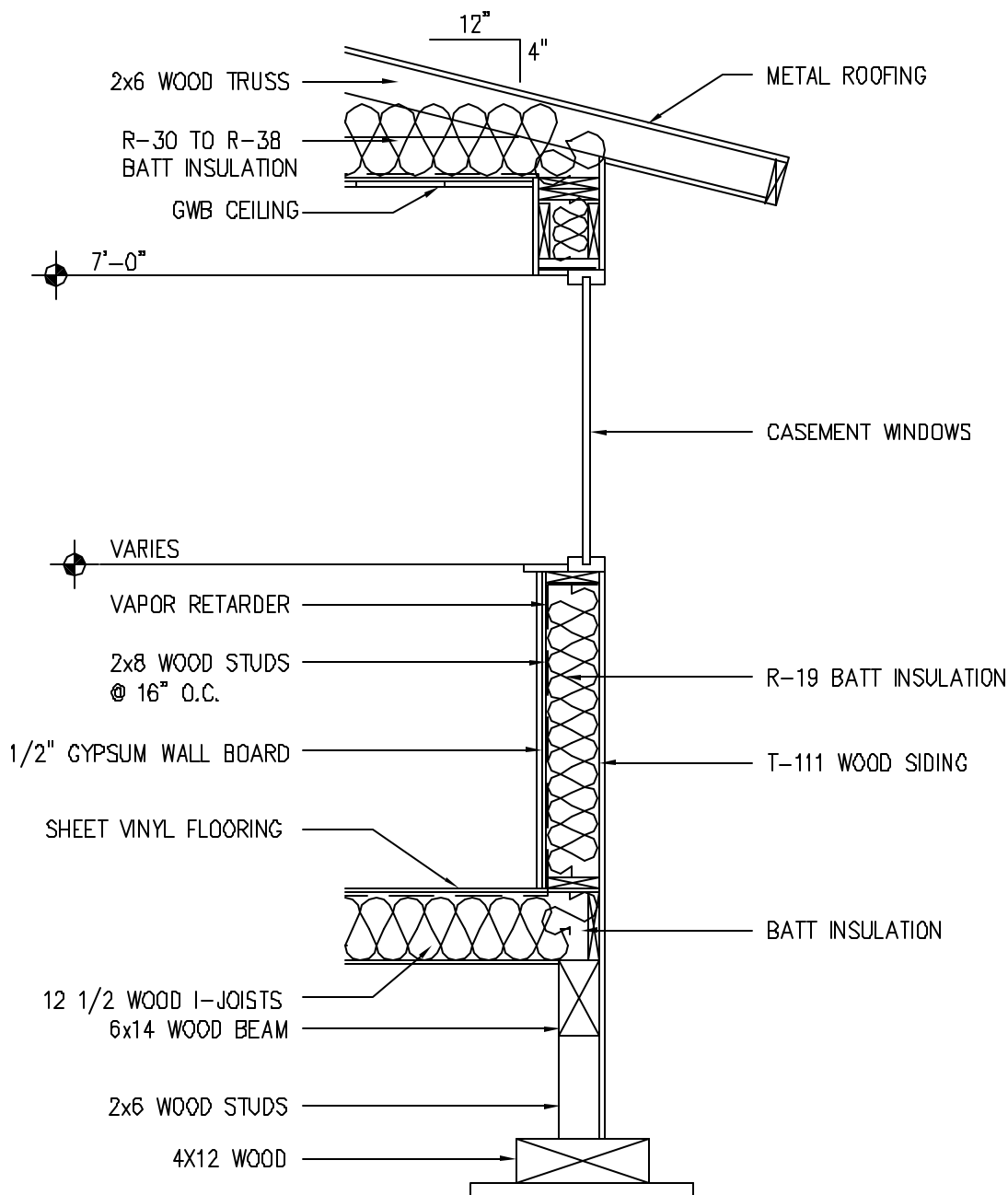
**EXISTING HEALTH CLINIC
SHAKTOOLIK
ALASKA**

Revisions		
No.	Description	Date

Drawn by ckn	Date 7-7-03
Checked jnc	Job No. 03032

Sheet Contents	
SHAKTOOLIK WALL SECTION	
Discipline	Sheet No.

A	3
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EXISTING WALL SECTION

1/2" = 1'-0"

Part IV
Itemized Deficiencies

The following pages document deficiencies, provide recommendations on how to make repairs or accommodate the needs, and provide a cost estimate to accomplish the proposed modifications.

CODE AND CONDTION SURVEY

NSHC

2003- Rural Health Clinics

NORTON SOUND HEALTH CORPORATION

(Summary Listing of Deficiencies by Discipline)

Clinic: **Shaktoolik**

Reference	Work Description
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A01	Building requires leveling
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A02	Poor Space Utilization.
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A03	Trauma Room Size and Access
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A04	Exterior Finishing Required
-----	-----------------------------

A05	Interior damage from settlement.
-----	----------------------------------

A06	Accessibility Issues
-----	----------------------

A07	Junk in Crawlspace
-----	--------------------

A08	Inadequate space for specialty clinics.
-----	---

E01	Exposed Wiring
-----	----------------

E02	Damaged Cover Plates
-----	----------------------

E03	Damaged or Inappropriate Use of Lighting Fixtures
-----	---

E04	Fire Alarm Deficiencies
-----	-------------------------

E05	Mechanical Room Heat Trace
-----	----------------------------

E06	Panelboard Code Violations
-----	----------------------------

E07	Meterbase Missing Knockout
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M01	Provide Combustion Air for Boiler
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CODE AND CONDITON SURVEY

NSHC

2003- Rural Health Clinics

NORTON SOUND HEALTH CORPORATION

(Summary Listing of Deficiencies by Discipline)

M02	Boiler Room Storage
M03	Exposed Flammable Pipe Insulation
M04	Non ADA Plumbing Fixture used In Shower Room
M05	Non ADA Installation of Plumbing Fixture
M06	Ductwork for Exhaust Fans
M07	Fuel Oil Storage Tank and Piping

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Building requires leveling**



Reference
Number: **A01**

Discipline: **A**

Deficiency Code: **11**
(BEMAR Structural)

Photo Roll/Frame:

Estimated Total Cost:
\$274,967.00

Narrative Description of Observed Deficiency/Problem:

Although leveled last year the bathroom door frame is still out of square. Building levels out in the summer months. In winter the frost causes movement.

Narrative Description of Proposed Correction/Resolution:

As an interim measure, remove all the skirting, provide additional leveling to square up all corners of the building. Level building in the summer. Provide new glazing for existing windows and have the glass installed by a glazier. As a long term solution, have a Triodetic foundation engineered, remove existing insulated skirting, jack up the building, improve the bearing points by installing high density foam under the bearing blocks, installing the Triodetic system and reconnecting utilities. Size Triodetic system for future clinic expansion. Secure studs to floor and to rafters. Add rigid insulation w/plywood finish to underside of building. Refer to A05 for interior finishing. Note: This estimate item A01 considers only the cost of installing a new Triodetic foundation system.

Code and Condition Survey

NSHC**2003 - Rural Health Clinics****Norton Sound Health Corporation**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**Description : **Building Requires Leveling**

Clinic Number:

Reference Number:	A01
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Discipline: **A**Deficiency Code: **11**
BEMAR Structural

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Jacking Equipment Rental	1	LS	\$3,500.00	\$3,500	\$0.00	\$0	\$3,500
Demo Exsit Post & Pad Fnd	1,792	SF	\$3.00	\$5,376	\$9.59	\$17,193	\$22,569
Demo Exterior Skirting & Insulation	736	SF	\$0.05	\$37	\$4.00	\$2,942	\$2,979
Triodetic Foundation	1,792	SF	\$25.00	\$44,800	\$17.59	\$31,520	\$76,320
Building Skirting, Framing & Insul	736	SF	\$2.20	\$1,619	\$5.36	\$3,943	\$5,562
Reconnect Utilities	1	LS	\$1,500.00	\$1,500	\$2,200.00	\$2,200	\$3,700
Struct Connections	1	LS	\$500.00	\$500	\$1,800.00	\$1,800	\$2,300

Base Cost (Anchorage):	\$116,930
Times 1.200 General Requirements Factor:	\$140,316
Times 1.704 Area Cost Factor:	\$239,101
Times 1.150 For Contingency - Design Unknowns:	\$274,967

Estimated Total Cost: (2003) \$274,967

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Poor Space Utilization.**



Reference Number: **A02**

Discipline: **A**

Deficiency Code: **05**
(Program)

Photo Roll/Frame:

Estimated Total Cost:
\$112,120.00

Narrative Description of Observed Deficiency/Problem:

Insufficient storage in clinic. Corridors are lined with equipment. Optometrist was using hallway for optical exams, frames display, etc., obstructing clinic use. No room provided for storage except small room in lab/pharmacy. One toilet room converted to an office. Room planned for waiting converted to reception work area. Lab/Pharmacy area not useful because you have to walk across the space to get to storage. Sleep/Kitchen area should be in a private part of the clinic. Central reception area discourages functional planning for use of space. Poor control of patients into clinic space. Health Aid uses the small offices. Need an open shared office

Narrative Description of Proposed Correction/Resolution:

Refer to attached sketch a01 of proposed remodeling. Provide all new modular medical casework work tops and furnishings. Demo wall and door at two offices. Add short wall to create waiting area and storage. Convert front office to emergency equipment storage. Create new janitor close near mechanical. Larger doors. Reverse doors swings as indicated on A01. Relocate w/d to old shower room.

Code and Condition Survey

NSHC**2003 - Rural Health Clinics****Norton Sound Health Corporation**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**Description : **Poor Space Utilization**

Clinic Number:

Reference Number:	A02
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Discipline: **A**Deficiency Code: **05**
Program

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Partition	18	LF	\$2.00	\$36	\$0.32	\$6	\$42
Remove Door & Frame	6	EA	\$0.00	\$0	\$111.93	\$672	\$672
New Door Opening	6	EA	\$25.00	\$150	\$167.90	\$1,007	\$1,157
Partition Construction	29	LF	\$19.80	\$574	\$81.55	\$2,365	\$2,939
Relocate Doors	3	EA	\$875.00	\$2,625	\$279.83	\$840	\$3,465
Reverse Existing Door Swing	2	EA	\$225.00	\$450	\$279.83	\$560	\$1,010
SCWD, HM Frame & Hdwre	1	EA	\$935.00	\$935	\$335.80	\$336	\$1,271
Med. Casework, Base & CT	40	LF	\$302.50	\$12,100	\$16.66	\$666	\$12,766
Casework, Base & CT	19	LF	\$203.50	\$3,867	\$16.66	\$317	\$4,183
Countertops, Work Surface	30	LF	\$49.50	\$1,485	\$8.33	\$250	\$1,735
Lateral File Cabinets	3	EA	\$450.00	\$1,350	\$35.00	\$105	\$1,455
Mayline Rotary Files	3	EA	\$3,250.00	\$9,750	\$105.00	\$315	\$10,065
Demo Fixtures	4	EA	\$6.25	\$25	\$66.18	\$265	\$290
Roughin Fixtures	4	EA	\$125.00	\$500	\$397.10	\$1,588	\$2,088
Relocate Fixtures	6	EA	\$187.50	\$1,125	\$529.46	\$3,177	\$4,302
Relocate Washer & Dryer	2	EA	\$50.00	\$100	\$70.00	\$140	\$240

Base Cost (Anchorage):	\$47,679
Times 1.200 General Requirements Factor:	\$57,215
Times 1.704 Area Cost Factor:	\$97,495
Times 1.150 For Contingency - Design Unknowns:	\$112,120

Estimated Total Cost: (2003) \$112,120

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Trauma Room Size and Access**



Reference
Number: **A03**

Discipline: **A**

Deficiency Code: **04**
(Environmental Quality)

Photo Roll/Frame:

Estimated Total Cost:
\$49,566.00

Narrative Description of Observed Deficiency/Problem:

Access to the Trauma Room is limited by lack of 48" doors. Back stair should incorporate a ramp for trauma medevacuation. Door from trauma room has a step without an on-level landing. Main entrance doors are too narrow for access by a stretcher. Main entrance door is not plumb and frame is warped. Emergency equipment is stored in multiple locations.

Narrative Description of Proposed Correction/Resolution:

Replace exterior door at back entry with a 42" exterior door. Replace interior door to trauma room with a 42" door. Increase landing and construct ramp from back landing to grade. This will require building the landing at grade with the building and reconstructing the roof overhang to accommodate the increased headroom requirements. Create consolidated area for emergency equipment. Change front doors to 42" wide with welded steel frame. Repair broken step at exterior back entry.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description : **Trauma Room Size And Access**

Clinic Number:

Reference Number:	A03
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Discipline: **A**

Deficiency Code: **04**
Environmental Quality

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Remove Door & Frame	4	EA	\$0.00	\$0	\$111.93	\$448	\$448
42" SCWD, HM Frame & ADA Hdwr	2	EA	\$1,025.00	\$2,050	\$335.80	\$672	\$2,722
Entry Door, 3' 6" Wide at Trauma R	1	EA	\$1,055.00	\$1,055	\$359.79	\$360	\$1,415
Entry Door, 3' 6" Wide	1	EA	\$1,055.00	\$1,055	\$359.79	\$360	\$1,415
Ramp Landing	36	SF	\$23.40	\$842	\$11.19	\$403	\$1,245
Ramp Construction	288	SF	\$23.40	\$6,739	\$11.19	\$3,224	\$9,963
Replace Roof Structure	100	SF	\$15.00	\$1,500	\$13.99	\$1,399	\$2,899
Metal Roofing	100	SF	\$4.80	\$480	\$4.92	\$492	\$972

Base Cost (Anchorage):	\$21,078
Times 1.200 General Requirements Factor:	\$25,294
Times 1.704 Area Cost Factor:	\$43,101
Times 1.150 For Contingency - Design Unknowns:	<u>\$49,566</u>

Estimated Total Cost: (2003) \$49,566

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Exterior Finishing Required**



Reference Number:	A04
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Discipline: **A**

Deficiency Code: **06**
(Other)

Photo Roll/Frame:

Estimated Total Cost:
\$6,086.00

Narrative Description of Observed Deficiency/Problem:

Exterior finishing not complete. Door and window frames need paint. Soffits, beams, columns need paint/stain finishing. Base skirting is not completely painted and trim is not painted.

Narrative Description of Proposed Correction/Resolution:

Paint exterior fascia, soffit, beam, and door and window trim. Add perimeter trim at skirting area.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description : **Exterior Finishing Required**

Clinic Number:

Reference Number:	A04
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Discipline: **A**

Deficiency Code: **06**
Other

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
1 X 6 Wood Trim	192	LF	\$1.75	\$336	\$1.68	\$322	\$658
Paint Support Beams	230	SF	\$0.22	\$51	\$1.59	\$366	\$416
Prime and Paint Fascia & Soffit	368	LF	\$0.28	\$101	\$2.27	\$836	\$937
Paint Doors & Trim	2	EA	\$16.50	\$33	\$79.51	\$159	\$192
Paint Window Trim	12	EA	\$5.50	\$66	\$26.50	\$318	\$384

Base Cost (Anchorage):			\$2,588
Times	1.200	General Requirements Factor:	\$3,106
Times	1.704	Area Cost Factor:	\$5,292
Times	1.150	For Contingency - Design Unknowns:	<u>\$6,086</u>

Estimated Total Cost: (2003) **\$6,086**

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Interior damage from settlement.**



Reference
Number: **A05**

Discipline: **A**

Deficiency Code: **11**
(BEMAR Structural)

Photo Roll/Frame:
ShakA05

Estimated Total Cost:
\$50,918.00

Narrative Description of Observed Deficiency/Problem:

Interior gypsum, doors/frames, baseboard, casework, etc. has been damaged by frost heave which occurs during the winter. Doors and frames have been reset, but cause of movement is still not fixed.

Narrative Description of Proposed Correction/Resolution:

Need to stabilize foundation to preserve the building. Replace existing foundation with a Triodetic system. Replace stairs at front and back. Replace ramp at front. Fix doors and frames. Patch gypboard..

NSHC

Norton Sound Health Corporation

Deficiency Code: **11**
Seismic Mitigation

[illegible]

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Accessibility Issues**



Reference Number:	A06
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Discipline: **A**

Deficiency Code: **07**
(Handicapped)

Photo Roll/Frame:

Estimated Total Cost:
\$31,247.00

Narrative Description of Observed Deficiency/Problem:

Shower not accessible. Exterior ramp needs "grippable" handrail.

Narrative Description of Proposed Correction/Resolution:

See item #A02 for shower relocation and toilet room redesign. Provide handrails on all ramps and stairs.

2003 - Rural Health Clinics

Norton Sound Health Corporation

Clinic: **Shaktoolik**

Clinic Number:

Deficiency Code: **07**
Seismic Mitigation

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
New Wood Handrails, ADA	208	LF	\$37.50	\$7,800	\$26.38	\$5,488	\$13,288

Estimated Total Cost: (2003) \$31,247

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Junk in Crawlspace**



Reference
Number: **A07**

Discipline: **A**

Deficiency Code: **02**
(Fire/Life Safety)

Photo Roll/Frame:

Estimated Total Cost:
\$9,408.00

Narrative Description of Observed Deficiency/Problem:

Miscellaneous construction debris is in crawlspace making access unsafe.

Narrative Description of Proposed Correction/Resolution:

Remove construction debris from crawlspace or provide racking along sides or center supports for it if it is of value. Area has been boxed in since 2001 visit.

2003 - Rural Health Clinics

Norton Sound Health Corporation

Clinic: **Shaktoolik**

Clinic Number:

Deficiency Code: **02**
Architectural M & R

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Remove Materials From Crawlspace	1	LS	\$50.00	\$50	\$1,790.94	\$1,791	\$1,841
Provide Portable Storage Unit	1	EA	\$1,500.00	\$1,500	\$660.00	\$660	\$2,160

Estimated Total Cost: (2003) \$9,408

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Inadequate space for specialty clinics.**



Reference
Number: **A08**

Discipline: **A**

Deficiency Code: **05**
(Program)

Photo Roll/Frame:

Estimated Total Cost:
\$24,232.00

Narrative Description of Observed Deficiency/Problem:

Out of this 1800 s.f. clinic only two exam rooms are provided. One is for trauma and general exams, the other is for general exams and specialty uses. Both exam rooms are located at the far end of the central corridor. Trauma room door is too narrow with only 36" wide and sink is obstructing access..

Narrative Description of Proposed Correction/Resolution:

Refer to attached sketch of remodeling proposed to solve some of these problems.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description : **Inadequate Space For Specialty Clinics**

Clinic Number:

Reference Number:	A08
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Discipline: **A**

Deficiency Code: **05**
Architectural M & R

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Renovate Clinic Space	80	SF	\$25.00	\$2,000	\$38.38	\$3,070	\$5,070
Med. Casework, Base & CT	8	LF	\$302.50	\$2,420	\$16.66	\$133	\$2,553
Med. Casework, Walls	8	LF	\$165.00	\$1,320	\$16.66	\$133	\$1,453
Roughin Fixtures	1	EA	\$125.00	\$125	\$397.10	\$397	\$522
Sink	1	EA	\$375.00	\$375	\$330.92	\$331	\$706

Base Cost (Anchorage):	\$10,305
Times 1.200 General Requirements Factor:	\$12,366
Times 1.704 Area Cost Factor:	\$21,071
Times 1.150 For Contingency - Design Unknowns:	\$24,232

Estimated Total Cost: (2003) \$24,232

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Provide Combustion Air for Boiler**



Reference
Number: **M01**

Discipline: **M**

Deficiency Code: **12**
(BEMAR Mechanical)

Photo Roll/Frame:

Estimated Total Cost:
\$1,815.00

Narrative Description of Observed Deficiency/Problem:

There is no combustion air openings for the boiler installed which is not according to code (UMC section 707.1).

Narrative Description of Proposed Correction/Resolution:

Provide two combustion air openings (6"Ø) in the outside wall. One combustion air opening is to be located 12" below the ceiling and one 12" above the floor.

2003 - Rural Health Clinics

Norton Sound Health Corporation

Clinic: **Shaktoolik**

Clinic Number:

Deficiency Code: **02**
Fire/Life Safety

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Combustion Air Openings 2 EA	1	LS	\$195.00	\$195	\$577.04	\$577	\$772

Estimated Total Cost: (2003) **\$1,815**

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Boiler Room Storage**



Reference Number: **M02**

Discipline: **M**

Deficiency Code: **12**
(BEMAR Mechanical)

Photo Roll/Frame:

Estimated Total Cost:
\$1,293.00

Narrative Description of Observed Deficiency/Problem:

A large number of boxes, parts, equipment, etc. are stored in the boiler room making access for inspections, maintenance, and repair difficult (UMC section 307.1)

Narrative Description of Proposed Correction/Resolution:

Provide another location to store all the materials currently stored in the boiler room.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description : **Boiler Room Storage**

Clinic Number:

Reference Number:	M02
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Discipline: **M**

Deficiency Code: **02**
Fire/Life Safety

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Remove Stored Items	1	LS	\$0.00	\$0	\$550.00	\$550	\$550

Base Cost (Anchorage):							\$550
Times	1.200	General Requirements Factor:					\$660
Times	1.704	Area Cost Factor:					\$1,125
Times	1.150	For Contingency - Design Unknowns:					\$1,293

Estimated Total Cost: (2003)	\$1,293
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Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Exposed Flammable Pipe Insulation**



Reference Number: **M03**

Discipline: **M**

Deficiency Code: **12**
(BEMAR Mechanical)

Photo Roll/Frame:

Estimated Total Cost:
\$1,615.00

Narrative Description of Observed Deficiency/Problem:

The exposed pipe insulation used on the heating water piping throughout the facility does not meet flame spread and smoke-developed ratings (UPC section 707.2 and UMC section 1201.1.1.8).

Narrative Description of Proposed Correction/Resolution:

Provide appropriate fiberglass pipe insulation for the 3/4" heating water piping throughout the facility. Included is approximately 100 lineal feet of pipe insulation.

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Non ADA Plumbing Fixture used In Shower Room**



Reference
Number: **M04**

Discipline: **M**

Deficiency Code: **12**
(BEMAR Mechanical)

Photo Roll/Frame:

Estimated Total Cost:
\$7,334.00

Narrative Description of Observed Deficiency/Problem:

The shower room has been provided with a plumbing fixture that does not meet the ADA codes or UPC Table 14-1 for barrier free fixtures.

Narrative Description of Proposed Correction/Resolution:

Provide ADA and UPC approved barrier free plumbing fixture at required location. Included is one shower assembly.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description : **Non ADA Plumbing Fixtures Used In Shower Room**

Clinic Number:

Reference Number:	M04
----------------------	------------

Discipline: **M**

Deficiency Code: **12**
BEMAR Mechanical

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Fixtures	1	EA	\$6.50	\$7	\$68.83	\$69	\$75
Shower, Premanf. ADA	1	EA	\$1,950.00	\$1,950	\$550.64	\$551	\$2,501
Roughin Fixtures	1	EA	\$130.00	\$130	\$412.98	\$413	\$543

Base Cost (Anchorage):		\$3,119
Times	1.200 General Requirements Factor:	\$3,743
Times	1.704 Area Cost Factor:	\$6,378
Times	1.150 For Contingency - Design Unknowns:	<u>\$7,334</u>

Estimated Total Cost: (2003) **\$7,334**

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Non ADA Installation of Plumbing Fixture**



Reference
Number: **M05**

Discipline: **M**

Deficiency Code: **12**
(BEMAR Mechanical)

Photo Roll/Frame:

Estimated Total Cost:
\$457.00

Narrative Description of Observed Deficiency/Problem:

One ADA approved lavatory has been installed without pipe insulation of the waste, hot and cold water connections under the lavatory. This does not meet the ADA codes or UPC Table 14-1 for barrier free fixtures.

Narrative Description of Proposed Correction/Resolution:

Provide an ADA and UPC approved pipe insulation kit for the waste, hot and cold water connections under the lavatory.

NSHC

Norton Sound Health Corporation

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Insulation Cover Kit	1	EA	\$91.00	\$91	\$103.25	\$103	\$194
Base Cost (Anchorage):							\$194
Times	1.200	General Requirements Factor:					\$233
Times	1.704	Area Cost Factor:					\$397
Times	1.150	For Contingency - Design Unknowns:					\$457
Estimated Total Cost: (2003)							\$457

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Ductwork for Exhaust Fans**



Reference
Number: **M06**

Discipline: **M**

Deficiency Code: **12**
(BEMAR Mechanical)

Photo Roll/Frame:

Estimated Total Cost:
\$3,116.00

Narrative Description of Observed Deficiency/Problem:

The existing restroom and shower room exhaust fans are ducted into the attic space and are not ducted outside as required by code (UMC section 504.1).

Narrative Description of Proposed Correction/Resolution:

Connect 6"Ø ducts to the two exhaust fans and route up to new roof caps and backdraft dampers.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description : **Ductwork For Exhaust Air**

Clinic Number:

Reference Number:	M06
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Discipline: **M**

Deficiency Code: **12**
BEMAR Mechanical

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Ductwork	100	LBS	\$2.60	\$260	\$8.04	\$804	\$1,064
Backdraft Damper 6"	1	EA	\$52.00	\$52	\$72.13	\$72	\$124
Roof Cap 6"	1	EA	\$65.00	\$65	\$72.13	\$72	\$137

Base Cost (Anchorage):		\$1,325
Times	1.200 General Requirements Factor:	\$1,590
Times	1.704 Area Cost Factor:	\$2,709
Times	1.150 For Contingency - Design Unknowns:	<u>\$3,116</u>

Estimated Total Cost: (2003) **\$3,116**

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Fuel Oil Storage Tank and Piping**



Reference
Number: **M07**

Discipline: **M**

Deficiency Code: **12**
(BEMAR Mechanical)

Photo Roll/Frame:

Estimated Total Cost:
\$6,530.00

Narrative Description of Observed Deficiency/Problem:

The existing 360 gallon, rectangular, fuel oil storage tank has extensive rust and currently has an active leak. The tank does not meet UFC requirements for venting (UFC section 7902.1.11.4), piping (UFC section 7901.11.1.1) and valving (UFC section 7901.11.4).

Narrative Description of Proposed Correction/Resolution:

Provide a new 550 gallon, single wall, saddle mounted, UL listed storage tank. UFC & DEC requirements do not apply to this size tank. Locate the new fuel oil tank a minimum of 5 ft. from the building. Install a ½" fuel oil supply pipe, isolation valve and flexible connection and route to the boiler room (approximately 10 feet away).

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description : **Fuel Oil Storage Tank And Piping**

Clinic Number:

Reference Number:	M07
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Discipline: **M**

Deficiency Code: **12**
BEMAR Mechanical

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Fuel Piping W/Containment	60	LF	\$6.50	\$390	\$13.77	\$826	\$1,216
Fuel Tank 550 Gal, Above Ground	1	EA	\$1,040.00	\$1,040	\$412.98	\$413	\$1,453
Fuel Oil Valve	1	EA	\$19.50	\$20	\$34.42	\$34	\$54
Fuel Oil Flex Connect	1	EA	\$19.50	\$20	\$34.42	\$34	\$54

Base Cost (Anchorage):			\$2,777
Times	1.200	General Requirements Factor:	\$3,332
Times	1.704	Area Cost Factor:	\$5,678
Times	1.150	For Contingency - Design Unknowns:	\$6,530

Estimated Total Cost: (2003) \$6,530

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Exposed Wiring**



Reference
Number: **E01**

Discipline: **E**

Deficiency Code: **13**
(BEMAR Electrical)

Photo Roll/Frame:

Estimated Total Cost:
\$259.00

Narrative Description of Observed Deficiency/Problem:

Exposed wiring was observed at the following locations
Connection to temporary lighting, connection to exterior lights, at a ceiling junction box, at one wall device box, and at numerous junction boxes located in the attic. (NEC 300-4)

Narrative Description of Proposed Correction/Resolution:

Provide proper installation and termination of exposed wiring. Install concealed in walls or in flexible conduit. Provide junction box covers where missing.

NSHC

Norton Sound Health Corporation

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Misc Wiring Corrections	2	EA	\$5.00	\$10	\$50.00	\$100	\$110
	Base Cost (Anchorage):						\$110
	Times	1.200	General Requirements Factor:				\$132
	Times	1.704	Area Cost Factor:				\$225
	Times	1.150	For Contingency - Design Unknowns:				\$259
	Estimated Total Cost: (2003)						\$259

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Damaged Cover Plates**



Reference
Number: **E02**

Discipline: **E**

Deficiency Code: **13**
(BEMAR Electrical)

Photo Roll/Frame:

Estimated Total Cost:
\$108.00

Narrative Description of Observed Deficiency/Problem:

Device coverplates were observed to be damaged or missing at two wall light switches.
(NEC 300-4)

Narrative Description of Proposed Correction/Resolution:

Provide new cover plates.

NSHC

Norton Sound Health Corporation

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Cover Plates	2	EA	\$3.90	\$8	\$19.03	\$38	\$46
Base Cost (Anchorage):							\$46
Times	1.200	General Requirements Factor:					\$55
Times	1.704	Area Cost Factor:					\$94
Times	1.150	For Contingency - Design Unknowns:					\$108
Estimated Total Cost: (2003)							\$108

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Damaged or Inappropriate Use of Lighting Fixtures**



Reference
Number: **E03**

Discipline: **E**

Deficiency Code: **13**
(BEMAR Electrical)

Photo Roll/Frame:

Estimated Total Cost:
\$1,172.00

Narrative Description of Observed Deficiency/Problem:

Damage to or inappropriate use of lighting fixtures was noted as follows:
Temporary lighting fixture installed in one location.
(NEC 410-2 and NEC 410-5)

Narrative Description of Proposed Correction/Resolution:

Replace with new fixture.

NSHC

Norton Sound Health Corporation

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
New Lighting, Incan	1	EA	\$188.50	\$189	\$309.99	\$310	\$498
Base Cost (Anchorage):							\$498
Times	1.200	General Requirements Factor:					\$598
Times	1.704	Area Cost Factor:					\$1,019
Times	1.150	For Contingency - Design Unknowns:					\$1,172
Estimated Total Cost: (2003)							\$1,172

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Fire Alarm Deficiencies**



Reference
Number: **E04**

Discipline: **E**

Deficiency Code: **13**
(BEMAR Electrical)

Photo Roll/Frame:

Estimated Total Cost:
\$3,402.00

Narrative Description of Observed Deficiency/Problem:

The following deficiencies were observed in the automatic fire alarm system:

The panel was in "trouble" mode and as such had been turned off.

Two smoke detectors were missing, one smoke detector was hanging by connection wires, a manual pull station was not installed at the rear exit,

Narrative Description of Proposed Correction/Resolution:

The problem with the fire alarm system should be analyzed and repaired. It appeared the standby batteries have failed due to a deep discharge, and since they cannot maintain an acceptable voltage may be the cause for the trouble alarm. Additional detectors and a manual pull station should be installed as noted above.

NSHC

Norton Sound Health Corporation

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Standby Batteries	1	EA	\$800.00	\$800	\$500.00	\$500	\$1,300
Relocate FA Device	1	EA	\$32.50	\$33	\$114.21	\$114	\$147
Base Cost (Anchorage):							\$1,447
Times	1.200	General Requirements Factor:					\$1,736
Times	1.704	Area Cost Factor:					\$2,958
Times	1.150	For Contingency - Design Unknowns:					\$3,402
Estimated Total Cost: (2003)							\$3,402

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Mechanical Room Heat Trace**



Reference Number: **E05**

Discipline: **E**

Deficiency Code: **13**
(BEMAR Electrical)

Photo Roll/Frame:

Estimated Total Cost:
\$575.00

Narrative Description of Observed Deficiency/Problem:

Mechanical room heat trace is connected to a convenience receptacle with out GFCI protection. (NEC 427)

Narrative Description of Proposed Correction/Resolution:

Provide and install new dedicated branch circuit with 30 mA GFCI protection to supply heat trace.

2003 - Rural Health Clinics

Norton Sound Health Corporation

Clinic: **Shaktoolik**

Clinic Number:

Deficiency Code: **13**
BEMAR Electrical

Estimated Total Cost: (2003) \$575

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Panelboard Code Violations**



Reference
Number: **E06**

Discipline: **E**

Deficiency Code: **13**
(BEMAR Electrical)

Photo Roll/Frame:

Estimated Total Cost:
\$1,788.00

Narrative Description of Observed Deficiency/Problem:

The following is a list of Code violations associated with the main facility panelboard:
Branch circuit equipment grounding conductors are bonded to neutral bar. (NEC-250-24)
A 2" conduit knockouts in panelboard enclosure need to be sealed.

Narrative Description of Proposed Correction/Resolution:

The grounding electrode conductor should be terminated on a grounding bar and all equipment grounding conductors terminated to it. All grounding bond to the grounded conductor (neutral) should be removed.
Opening in panelboard back box should be closed with a suitable fitting.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description : **Panelboard Code Violations**

Clinic Number:

Reference Number:	E06
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Discipline: **E**

Deficiency Code: **13**
BEMAR Electrical

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Correct Grounding At Panelboard	1	EA	\$162.50	\$163	\$380.69	\$381	\$543
Panelboard Corrections	1	EA	\$65.00	\$65	\$152.28	\$152	\$217

Base Cost (Anchorage):							\$760
Times	1.200	General Requirements Factor:					\$913
Times	1.704	Area Cost Factor:					\$1,555
Times	1.150	For Contingency - Design Unknowns:					<u>\$1,788</u>

Estimated Total Cost: (2003)	\$1,788
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Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic: **Shaktoolik**

Description: **Meterbase Missing Knockout**



Reference
Number: **E07**

Discipline: **E**

Deficiency Code: **13**
(BEMAR Electrical)

Photo Roll/Frame:

Estimated Total Cost:
\$247.00

Narrative Description of Observed Deficiency/Problem:

A 2" conduit knockout is missing in the meterbase. (NEC 230-70)

The grounding electrode system should be bonded to the grounded conductor (neutral) at this location.

Narrative Description of Proposed Correction/Resolution:

Opening in meterbase should be closed with a suitable fitting. A bonding jumper should be installed between the grounding electrode and grounded system.

2003 - Rural Health Clinics

Norton Sound Health Corporation

Clinic: **Shaktoolik**

Clinic Number:

Deficiency Code: **13**
BEMAR Electrical

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Repair Meterbase Enclosure	1	EA	\$5.00	\$5	\$100.00	\$100	\$105

Estimated Total Cost: (2003) \$247

Part V

Options for Clinic Upgrades

Alternative Site Selection

The current site is well suited for the existing clinic and no alternative sites have been identified. A replacement site for a replacement clinic was not considered either, however it would most likely be one of the sites along the main street, near the existing facility. See the following pages for plat plan of the village.

Building Proposals

The building can be repaired as outlined in Part III Itemized Deficiencies. Although recently completed, this clinic has significant program inadequacies. Some minor interior modifications can be done to the existing clinic to maximize its programming needs. See attached document A4 for proposed modifications to the existing floor plan.

The changes proposed on this drawing are not intended to solve the program deficiencies noted, but rather, to make positive and significant improvements in the functional plan and to accommodate new modular furnishings. The modifications shown consist of the followings:

- Remove the wall between the two small offices to create a more congenial office environment and to make shared use of resources possible.
- Remodel reception/waiting area to accommodate dense filing system, new casework and a revised seating layout. Add low wall separating waiting from inner clinic area. This change keeps waiting patients separate from clinic area and under the observation of the receptionist while creating a work area at the end of the corridor.
- Convert front office into a medical supply room and travel equipment storage room. This removes stretchers from the existing front entry and consolidates these supplies in one area.
- Remodel the toilet room to accommodate a shower, thus removing it from the existing janitor's closet.
- Remodel the janitor's closet into a laundry room.
- Add space in the corridor to accommodate a new janitor's room adjacent to the mechanical room. This will require a slight reduction in the size of the mechanical room, but the laundry will be moved out so the net space will still be adequate.
- Add larger doors to entries and to trauma room. (3'-6" width)

A replacement clinic may be determined to be the most appropriate means to achieve a clinic that functions comparably to the prototype plan. A plan of the proposed replacement clinic, the NSHC Prototype Design, is shown on A4 and A5.

**Architects
Alaska**
An Alaska Corporation
Architecture
Landscape Architecture
Interior Architecture

900 West Fifth Avenue
Anchorage, Alaska 99501
(907) 272-3587

191 E. Swanson Avenue
Ketchikan, Alaska 99901
(907) 373-7503

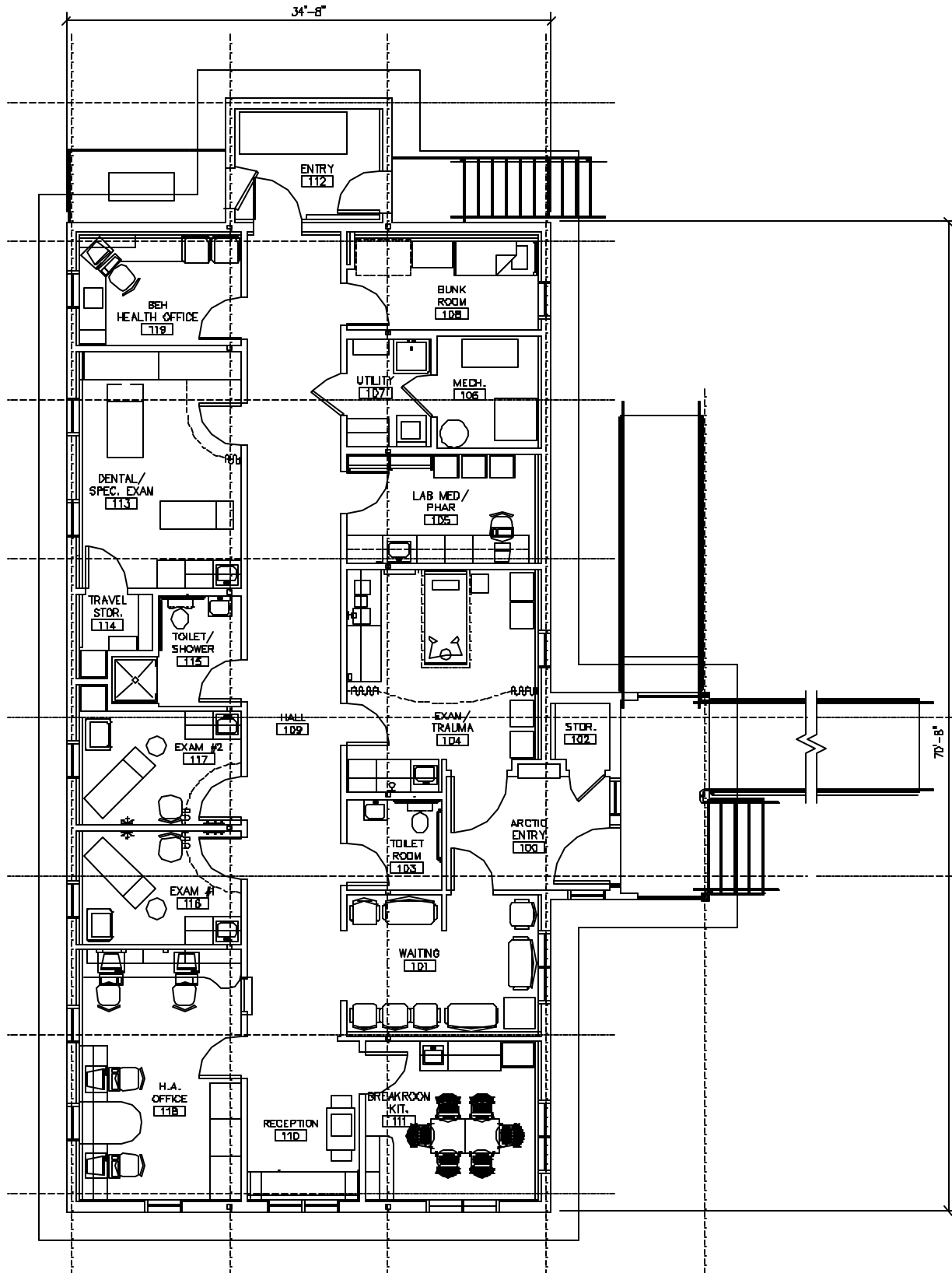
**NSHC PROTOTYPE CLINIC
MEDIUM SIZE PLAN
ALASKA**

Revisions		
No.	Description	Date

Drawn by LBT	Date 08/04/03
Checked XXX	Job No. 03032.01

Sheet Contents	

Discipline	Sheet No.
A	4



1 NEW FLOOR PLAN
3/32" = 1'-0" AREA: 2554 S.F.

Part VI
Additional Site and Building Photographs

The following pages provide additional documentation of the existing site and building.



Floor beams in crawlspace.



Front entry.



Back entry.



Front entry and ramp.

Village of Shaktoolik



Front entry vestibule.



Trauma room.



Central corridor.



Shower enclosure.



Office.



Exterior window and trim.



Lab/Pharmacy area.



Back entry stairs for trauma.



View of clinic from exterior.



Exterior of clinic.



Front entry area of clinic.



Road access to clinic.